

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Robert E. Britt & Pamela C. Britt
4364 Hwy 49
Columbiana, AL 35051

LIMITED LIABILITY COMPANY FORM WARRANTY DEED, JOINTLY FOR LIFE AND REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Twenty Three Thousand and 00/100-----**
DOLLARS (\$23,000.00), to the undersigned grantor, **Chelsea Ridge Estates, LLC**, an
Alabama Limited Liability Company (herein referred to as GRANTOR), in hand paid by the
GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does
by these presents, grant, bargain, sell and convey unto **Robert E. Britt and Pamela C. Britt**
(herein referred to as GRANTEES) for and during their joint lives and upon the death of
either of them, then to the survivor of them in fee simple, together with every contingent
remainder and right of reversion, the following real estate, situated in SHELBY County,
Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

**Subject to ad valorem taxes for 2014 and subsequent years not yet due and payable
until October 1, 2014, easements, restrictions, rights of way and permits of record.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs
and assigns of such survivor forever, together with every contingent remainder and right of
reversion.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**,
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are
free from all encumbrances unless otherwise noted above, that it has a good right to sell and
convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant
and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Managing Member, Donald
M. Acton, who is authorized to execute this conveyance, has hereto set its signature and seal,
this the 20th day of November, 2013.

CHELSEA RIDGE ESTATES, LLC

BY: 
Donald M. Acton, Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Donald M. Acton, whose name as Managing Member of Chelsea Ridge
Estates, LLC., an Alabama Limited Liability Company, is signed to the foregoing
conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such Managing Member and with full
authority, executed the same voluntarily for and as the act of said Limited Liability
Company.

Given under my hand and official seal, this the 20th day of November, 2013.

My Commission Expires: 9/12/15


Notary Public

Shelby County, AL 11/21/2013
State of Alabama
Deed Tax: \$23.00

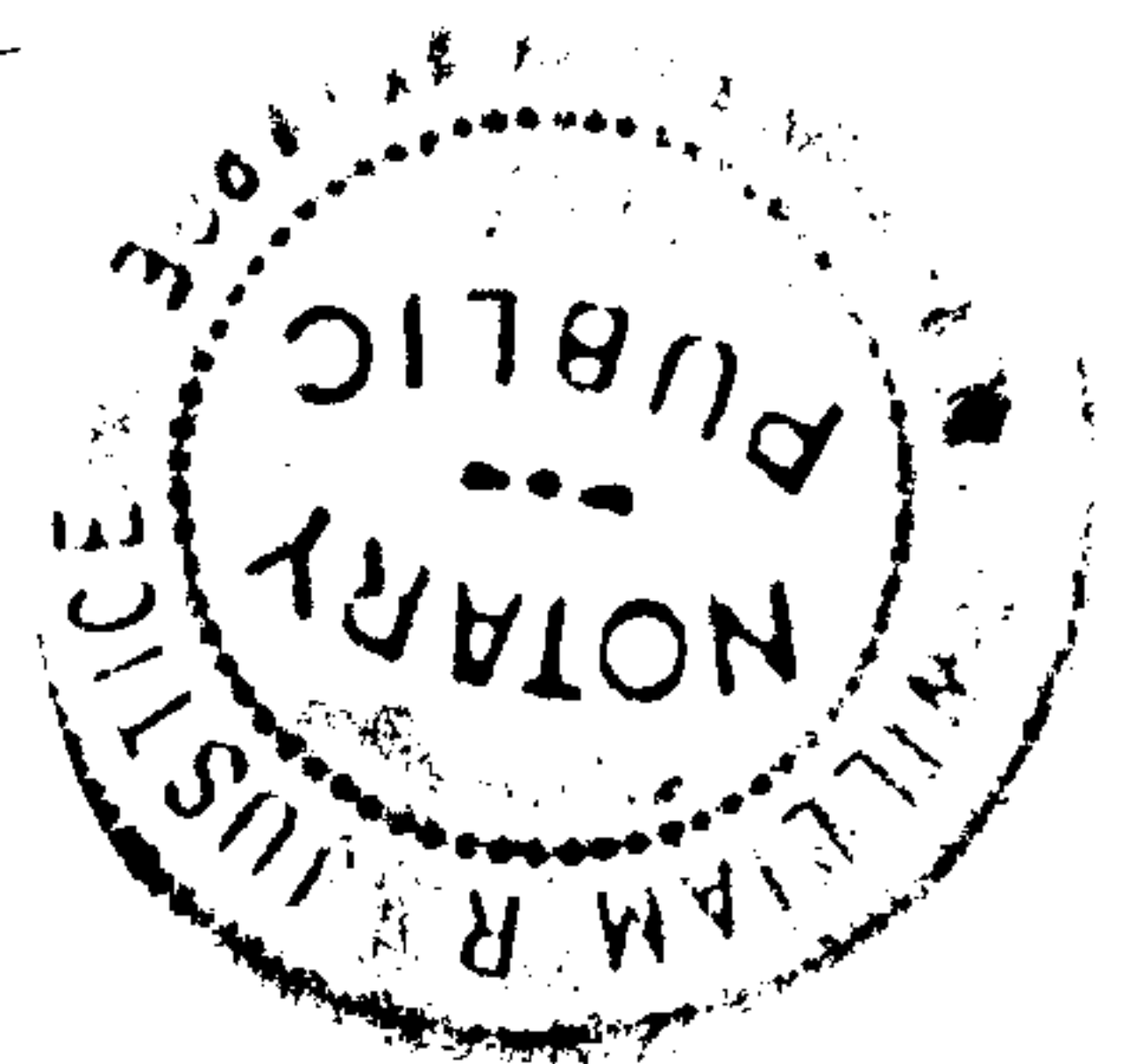



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 5/8 inch rebar found locally accepted to be the Southwest corner of said quarter-quarter section; thence run North 02 degrees 18 minutes 23 seconds East along the West line of said quarter-quarter section for a distance of 472.34 feet to the Point of Beginning; thence continue North 02 degrees 18 minutes 23 seconds East for a distance of 335.99 feet to a point; thence run South 85 degrees 54 minutes 37 seconds East for a distance of 1299.17 feet to a point on the East line of said quarter-quarter section; thence run South 03 degrees 00 minutes 34 seconds West along the East line of said quarter-quarter section for a distance of 335.88 feet to a point; thence run North 85 degrees 54 minutes 37 seconds West for a distance of 1295.04 feet to the point of beginning.

ALSO:

A 20-foot wide access easement leading from Shelby County Hwy No. 49 to the SW corner of the property described above, beginning at the intersection of the Northeasterly ROW line of Shelby County Hwy No. 49 and the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 East, and running East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19; thence turn left and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 19; thence continue N 02 deg. 18 min. 23 sec. E along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 472.34 feet to the SW corner of the property described above; thence turn right and run S 85 deg. 54 min. 37 sec. E along the South line of the property described above a distance of 20 feet; thence turn right and run S 02 deg. 18 min. 23 sec. W parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the North line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19; thence continue South parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the North line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19; thence continue South parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 20 feet; thence turn right and run West parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 19; thence continue West parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the Northeasterly ROW line of Shelby County Hwy No. 49; thence turn right and run Northwesterly along said ROW line to the point of beginning of said access easement. **This access easement is for the benefit of only the property described above.**


20131121000457900 2/3 \$43.00
Shelby Cnty Judge of Probate, AL
11/21/2013 04:15:14 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Chelsea Ridge Estates, LLC
Mailing Address 2232 Cahaba Valley Dr.
Birmingham, AL 35242

Grantee's Name: Robert E. Britt & Pamela C. Britt
Mailing Address: 4364 Hwy 49
Columbiana, AL 35051

Property Address: _____
Columbiana, AL 35051

Date of Sale 11-20-13
Total Purchase Price \$ 23,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other --

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

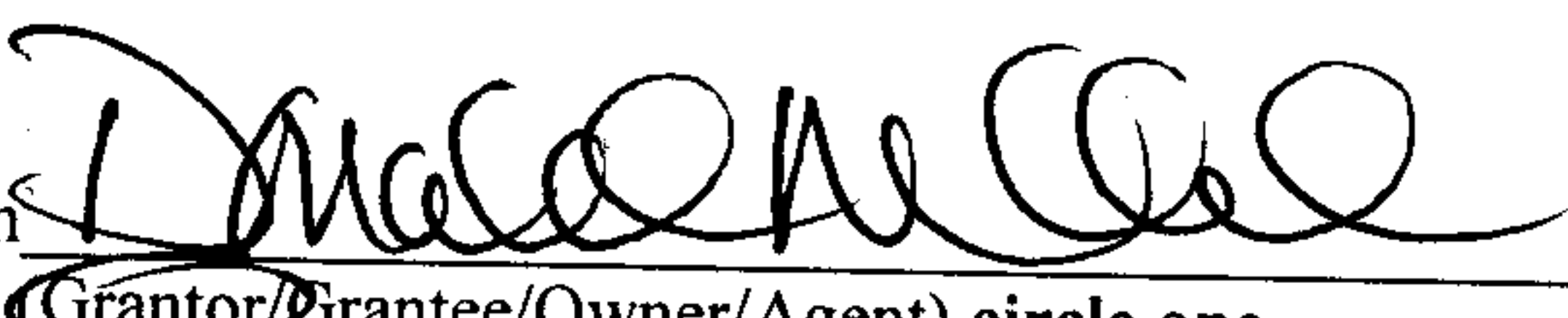
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-20-13

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Donald M. Aaron

☐ Unattested

(Verified by)